

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17th day of February 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Herb Fry	Vice Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:03 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-01	BINGHAM FAMILY CELLARS
CU15-03	SLOAN AND WILLIAMS WINERY
CU15-04/PD15-01	FAITH CHRISTIAN SCHOOL

JOINT CITY COUNCIL AND PLANNING & ZONING COMMISSION WORKSHOP

Mayor Tate called the meeting to order at 6:33 p.m. in the City Council Chambers. Item 2 of the Joint City Council and Planning & Zoning Commission Workshop was held the City Council Chambers.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:40 p.m. in the City Council Chambers. Items 3-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 9:55 p.m.

NEW BUSINESS

ITEM 6. CONDITIONAL USE APPLICATION CU15-01 BINGHAM FAMILY CELLARS

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-01 submitted by Bingham Family Cellars for property located at 620 South Main Street and proposed to be platted as Lot 1, Block 1, Grapevine Museum District. The applicant was requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery and wine tasting room.

The applicant intends is to utilize approximately 928 square feet of existing retail space to establish a winery and wine tasting room, which is located in the northeast corner of the first floor of the current home of the City's Convention and Visitors Bureau. Hours of operation are proposed as follows:

- Sunday through Thursday: 11:00 a.m. to 6:00 p.m.
- Friday and Saturday: 11:00 a.m. to 9:00 p.m.

No kitchen was proposed but the applicant proposed offering pre-packaged chocolate and cheese to complement the wine. No outside activities/uses were proposed.

In the Commission's regular session, Monica Hotelling moved to approve conditional use application CU15-01. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin and Tiggelaar
Nays: None

ITEM 7. CONDITIONAL USE APPLICATION CU15-03 SLOAN AND WILLIAMS WINE TASTING ROOM

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-03 submitted by Sloan and Williams Winery for property located at 401 South Main Street and platted as Lots 9 & 10, Block 18, City of Grapevine. The applicant was requesting a conditional use permit to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting room and winery.

The applicant intends to occupy the first floor of the Masonic Temple located at the southeast corner of South Main Street and East Worth Street. Comprising a total of 4,224 square feet this proposed winery and wine tasting room will provide a tasting bar, lounge area, retail sales, art gallery, on-site facilities for private rental and special events, wine education and wine making. All food prepared on site will be primarily tapas/appetizers.

Hours of operation will be as follows:

- Monday through Thursday from 11:00 a.m. to 9:00 p.m.
- Friday and Saturday from 11:00 a.m. to Midnight (12:00 a.m.)
- Sunday 11:00 a.m. to 9:00 p.m.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin and Tiggelaar
Nays: None

ITEMS 8 & 9. CONDITIONAL USE APPLICATION CU15-04 AND PLANNED DEVELOPMENT OVERLAY APPLICATION PD15-01 FAITH CHRISTIAN SCHOOL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-04 submitted by Faith Christian School for property located at 730 East Worth Street and proposed to be platted as Lot 1R, Block 2, Faith Christian School. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-34 (Ord. 2014-51) for a non-profit educational institution, specifically to allow the field house to remain and to allow for sports field light standards and outdoor speakers. The applicant is also requesting a planned development overlay application PD15-01 to include but not be limited to deviation from the height requirement for sports field light standards.

With this request the applicant intended to add light standards and speakers to the new football field/track. Specifically four light standards were proposed, 63 feet in height, measured to the mid-point of the bulb array located at the highest position on the

standard, with two standards located on the east and west side of the field.

Nine outdoor speakers in total were also proposed. The home bleachers would have six speakers placed behind the top bleacher and elevated approximately eight feet above the top bleacher and downward focused. The visitor bleachers will have three speakers placed behind the top bleacher and also elevated eight feet above the top bleacher and downward focused.

In an effort to address concerns of safety and security and to minimize the intrusion of light and sound on the single family properties adjacent to the football/track field along Austin Street, the applicant intended to erect an eight foot in height wooden screening fence along with installation of significant landscaped screening (26 Chinese Pistache, 36 Live Oak, and 28 Leyland Cyprus, all ten feet in height at the time of planting) to reduce lighting levels at the property line and to reduce sound intrusion. Specifically, lighting levels at the property line will be 0.1 footcandle.

In the Commission's regular session, discussion was held regarding the facility use, using the bleachers to block the sound from the speakers, additional screening using canopy trees and shielding the lighting. Herb Fry moved to table conditional use application CU15-04 and planned development overlay application PD15-01 to the March 17, 2015 meeting for the applicant to work with staff regarding facility use, sound, lighting and screening. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin and Tiggelaar
Nays: None

ITEM 10. FINAL PLAT – LOT 2, BLOCK 1, J POWERS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2, Block 1, J Powers on property located at 908 West Sunset Street. The applicant was final platting 0.2554 acres for a residential lot.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 2, Block 1, J Powers. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin and Tiggelaar
Nays: None

ITEM 11. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the January 20, 2015, Planning and Zoning Meeting.

PLANNING & ZONING COMMISSION
FEBRUARY 17, 2015

B J Wilson moved to approve the Planning and Zoning Commission minutes of January 20, 2015 Planning and Zoning Meeting. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin and Tiggelaar
Nays: None

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 10:18 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Martin, Tiggelaar and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF MARCH 2015.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN